

Minutes

Wenham Affordable Housing Trust
Wednesday, March 16, 2016
7pm at Wenham Town Hall

Present: Joshua Anderson, Michelle Bailey, Marty Cooke, Catherine Harrison, Jamie White
Rick Woodland

The Meeting was called to order at 7:05pm.

- 1) Acceptance of the Minutes. The minutes of the January 20, 2015 meeting be approved by a vote of 5-0-1.
- 2) There were no new fund balance reports available.
- 3) There is no new report on the affordable housing inventory. We will ask the new interim planning employee, Tony Fields, to investigate when these might be updated by the state.
- 4) The Friend Court LLC has a fund balance of \$5,407.99. The security deposit account has a balance of \$1,102.31.
- 5) The chimney repair had not yet been done at Friend Court. Andrew Defranza is proposing a repair to the ceilings to remediate peeling paint. The Trustees expressed concern that the repair not look "cheap." Josh Anderson will investigate the options for repair.
- 6) Jenn Forsey has notified Josh Anderson that she would like to resign from the Trust. C. Harrison will ask the Board of Selectmen to begin announcing the opening. When a new trustee is found, the Trust will notify Jenn so she may resign.
- 7) A proportional appraisal has been completed for Boulder Lane and it is currently in negotiations. There is no action needed at this time.
- 8) There is no update on the Maplewoods legal case or project.
- 9) There is no update on the Spring Hill Farm development.
- 10) The selectmen chose not to exercise the town's right of first refusal for the Lakeview Golf Course. It is expected this property will be developed by Atlantic Development, Tony Tambone. A few weeks ago, Tony Tambone contacted Josh Anderson to talk about the affordable housing for this project. Josh visited Mr. Tambone's office in Lynnfield to see the development plans. Mr. Tambone expressed an interest in providing the trust with funds in lieu of affordable housing units. The Trust expressed an interest in units over funds. Josh Anderson will send the Planning Board an email confirming the Wenham Affordable Housing Trust's preference for units over payments.

C. Harrison explained the Lakeview property will be developed under the flexible development by-law. This by-law has several requirements including affordable housing units.

The Trust discussed some current thinking about integrating affordable housing within a community versus placing units at an off-site location. Trustees could look at

the Urban Land Institute or National Housing and Rehabilitation websites for more information.

- 11) C. Harrison shared a presentation and letter from Jennifer Goldson. The trustees expressed an interest in having a discussion with Ms. Goldson to visit to discuss the possibilities of future affordable housing programs. C. Harrison will contact Ms. Goldson about attending a May 25 meeting.

The Next Meeting will be held on April 20.

Respectfully submitted,

Michelle Bailey

Documents:

- Balance for fund 83-00-3590-000 (WAHT Funds) dated 1/20/2016
- Ledger History for account 83-000-4820-000 (WAHT earnings) dated 1/20/2016
- Ledger History for account 27-312-3580-0410 (Brady funds) dated 1/20/2016
- Ledger History for account 27-122-480-0410 (Brady earnings) dated 1/20/2016
- Department of Housing and Community Development CH40b Subsidized Housing Inventory dated 9/12/2014
- Salem 5 statement for WAHT Friend Court LLC date 1.31.16
- Salem 5 statement for WAHT Friend Court LLC, Security Deposit Escrow Account dated 1.31.16
- Email from Andrew DeFranza to Josh Anderson and Linda Pierce date 3.15.16
- Email from Jenn Forsey to Josh Anderson dated 3.15.16